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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2012-0038.0A

**P.C. DATE:** June 26, 2012

**SUBDIVISION NAME:** Thomas C. Green Subdivision

**AREA:** 4.353

**LOT(S):** 4

**OWNER/APPLICANT:** COA-Economic Growth &  
Redevelopment Service Office  
(Fred Evins)

**AGENT:** Jones & Carter, Inc.  
(James Schissler)

**ADDRESS OF SUBDIVISION:** 500 W. Cesar Chavez Street

**GRIDS:** H22, J22

**COUNTY:** Travis

**WATERSHED:** Shoal Creek/Town Lake

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** CBD

**NEIGHBORHOOD PLAN:** Downtown

**PROPOSED LAND USE:** Office, Retail, and Multi-Family

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will required.

**DEPARTMENT COMMENTS:** The request is for approval of the Thomas C. Green Subdivision. The proposed plat is composed of 4 lots on 4.353 acres.

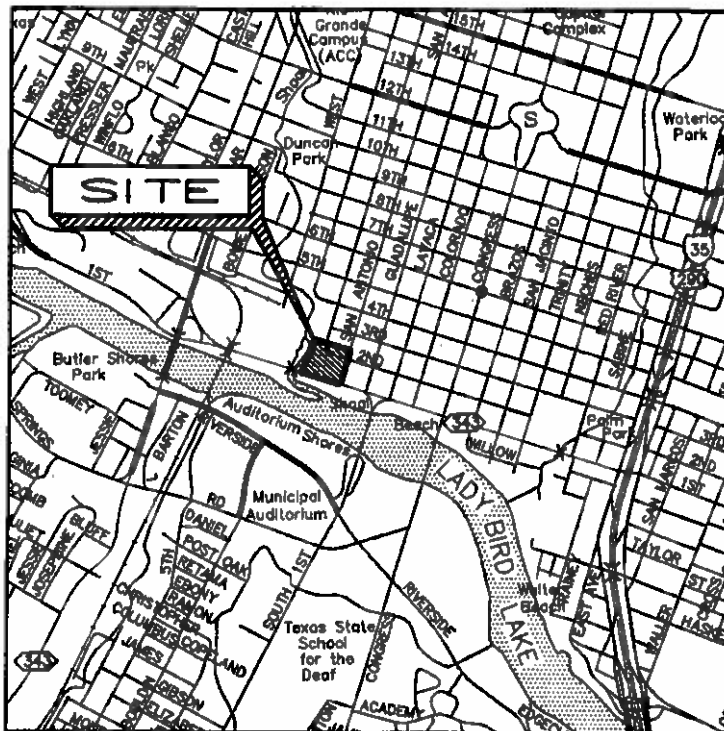
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** David Wahlgren  
Email address: [david.wahlgren@ci.austin.tx.us](mailto:david.wahlgren@ci.austin.tx.us)

**PHONE:** 974-6455

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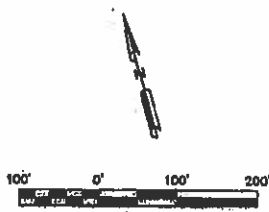
THOMAS C GREEN SUBDIVISION

VICINITY MAP

**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439  
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-0400

SCALE: \_\_\_\_\_ NTS  
DATE: \_\_\_\_\_ 02/27/2012  
JOB NO: \_\_\_\_\_ A648-002

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CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CH	30.00	48.50	48.50	S 81.42° E 55' W
	250.00	149.18	149.18	S 79° 42' E 20
	250.00	149.18	149.18	S 79° 42' E 20
	250.00	149.18	149.18	S 79° 42' E 20

LINK TABLE		
LINK	DESCRIPTION	DESCRIPTION
L10	S 16°20'00" W	80.00'
	(S 16°20'00" W)	(80.00')
L16	S 10°41'00" W	216.84'
	(S 10°41'00" W)	(216.84')
L17	N 18°00'00" E	226.52'
	(N 18°00'00" E)	(226.52')
L18	S 73°30'00" E	226.52'
	(S 73°30'00" E)	(226.52')
L19	S 13°28'00" E	226.52'
	(S 13°28'00" E)	(226.52')
L20	S 16°20'00" W	276.52'
	(S 16°20'00" W)	(276.52')
L21	N 10°00'00" E	276.52'
	(N 10°00'00" E)	(276.52')
L22	N 22°28'00" W	100.00'
	(N 22°28'00" W)	(100.00')
L23	N 22°28'00" W	276.52'
	(N 22°28'00" W)	(276.52')
L24	N 10°00'00" E	276.52'
	(N 10°00'00" E)	(276.52')
L25	S 16°20'00" E	80.00'

LOCATION MAP U.S.A.

LOT TABLE	
LOT 10	ACRES
LOT 1	1.776 ACRES
LOT 2	1.288 ACRES
LOT 3	0.108 ACRES
LOT 4	0.025 ACRES
TOTAL	4.521 ACRES

1. TEMPORARY BENCHMARK FOR THIS SURVEY IS A "I" CHISELED ON TOP BACK OF CURB +/- 13 FEET SOUTHEAST OF THE NORTHEAST CORNER OF LOT 1A, BLOCK 1.  
(ELEVATION=44.465) (NAVD 83 DATUM)

2. TEMPORARY BENCHMARK FOR THIS SURVEY IS A 80-0 NAIL FOUND IN EXPANSION JOINT OF SIDEWALK +/- 28 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF LOT 1A, BLOCK 1.  
(ELEVATION=432.11) (NAVD 83 DATUM)

**SHEET 1 OF 2**

FILE	C:\Projects\0406\001\Survey\Drawing_Plan\002\0406-001_Plot.dwg		
	C:\Projects\0406\001\Survey\Plot_Plan\0406-001.dwg		
FILE NO.	0406-001-00552	DATE	1/2/2007
DATE	February 27, 2012	TIME	14:23:25 PM
SCALE	1"=100'	PROJECT	0406-001

CASE # 08-2012-00018.04

1751 Riverside Drive, Suite 300 • Los Angeles, Texas 90044 • 813/326-0221 • Fax 813/461-0220

1701 DIRECTOR BLVD. STL. 400  
ALSTON, TEXAS 78744  
(812) 441-8483 (Phone)  
(812) 441-3266 (Fax)



**EDUCATIONAL IMPACT STATEMENT**  
**AUSTIN INDEPENDENT SCHOOL DISTRICT**  
**CITY COUNCIL AGENDA:**

**CASE NUMBER: C8-2012-0038.0A**



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**Proposed Development:**

830 one and two bedroom multifamily unit complex in the 500 block of W. Cesar Chavez St.

**Elementary School**  
**Name:** Mathews ES  
**Address:** 906 West Lynn St.  
**Capacity:** 397  
**Rating:** Exemplary  
**Percent F/RL:** 42%  
**Mobility Rate:** +28%

☐ Increase ☐ Decrease\* ☒ No impact

Students	Current Population	Future (5 year)
Number	274	319 (w/o development) 332 (w/ development)
Percentage of permanent capacity	69%	80% (w/o development) 84% (w/ development)

**Middle School**  
**Name:** O. Henry MS  
**Address:** 2610 W 10th St  
**Capacity:** 945  
**Rating:** Academically Acceptable  
**Percent F/RL:** 36%  
**Mobility Rate:** +20%

☐ Increase ☐ Decrease\* ☒ No impact

Students	Current Population	Future (5 Year)
Number	858	930 (w/o development) 935 (w/ development)
Percentage of permanent capacity	91%	98% (w/o development) 99% (w/ development)

**High School**  
**Name:** Austin HS  
**Address:** 1715 W 1st Street  
**Capacity:** 2,205  
**Rating:** Academically Acceptable  
**Percent F/RL:** 33%  
**Mobility Rate:** +15%

☐ Increase ☐ Decrease\* ☒ No impact

Students	Current Population	Future (5 Year)
Number	1,962	2,133 (w/o development) 2,140 (w/ development)
Percentage of permanent capacity	89%	97% (w/o development) 97% (w/ development)

**\*Demographic characteristics of students will be reported**



**EDUCATIONAL IMPACT STATEMENT  
AUSTIN INDEPENDENT SCHOOL DISTRICT  
CITY COUNCIL AGENDA:**

**CASE NUMBER: C8-2012-0038.0A**



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<b>Impact on Student Population:</b>	<p>At the rate of 0.03 students per unit, the 830 unit multi-family development is projected to add approximately 25 students over all grade levels to the current projected student population. It is estimated that of the 25 students, 13 will be assigned to Mathews Elementary School, 5 to O.Henry Middle School, and 7 to Austin High School. The existing permanent capacity at all three schools will be able to accommodate the additional student population.</p> <p>Even factoring in the high rate of transfers into Mathews ES, O.Henry MS and Austin HS this small number of students projected for this apartment complex should be easily accommodated at each of these schools.</p>
<b>Transportation Impact:</b>	<p>All three schools, Mathews ES, O.Henry MS and Austin HS are within 2 miles of the proposed development, therefore students would not qualify for transportation unless a hazardous route condition was identified.</p>
<b>Safety Impact:</b>	<p>There are not safety concerns identified at this time. Adequate sidewalks and bike paths are available in the area.</p>
<b>Date Prepared:</b>	May 23, 2012
<b>Director's Signature</b>	<i>Paul Turner</i>